

# Catherine Hill Bay Progress Association Newsletter

Catherine Hill Bay Progress Association and Dune Care Inc

August 2008

[www.catherinehillbay.org.au](http://www.catherinehillbay.org.au)

*For Association members, Friends of Catherine Hill Bay, residents and supporters everywhere*

## THE FINAL FIGHT

The media release from the Planning Minister last week stating how Catherine Hill Bay was to be given the State's highest heritage protection was sweet. This announcement is long overdue and contains much that is to be applauded. This is a huge milestone and victory for the efforts over many years of the CHBPA, our community and friends, the Lake Macquarie City Council, the National Trust and our many other supporters. Catherine Hill Bay is not only a special environment; it is of State heritage significance. We welcome the proposed listing.

However, the area under protection is significantly less than we expected and less than that listed by Lake Macquarie City Council. It excludes some important heritage items as well as the environmental setting. Unfortunately, the second page of the Minister's media release suggests that it could be a case of 'smoke and mirrors', and that is where the sting lies.

There is a new proposed State Environmental Planning Policy (SEPP) for the two sites that cover the land where Rose Group wish to develop at Catherine Hill Bay and Gwandalan. We have been advised that what is proposed is worse than that which would have been allowable under the previous approval signed by the former Planning Minister, Frank Sartor.

The Coastal SEPP (SEPP71) will not apply so there will be no normal protections on foreshores, views etc. To allow a developer to build on a headland is setting a very bad precedent. Exemptions on height have been removed. Visual and heritage settings are no longer relevant to control the height of buildings. The new proposed zonings would allow buildings up to 9 metres (3 storeys) on the ridge that overlooks the town. Buildings on the headland can have building heights of 7.5 metres. Development around the bin building can have a building height of 5 metres.

All of these buildings will overlook the beach and township and undermine the heritage values of the township.

Also the exclusion of the Mine Manager's House 'Wallarah House' and the Jetty Master's House from the State Heritage Listing is difficult to understand. These two buildings are integral to the understanding of the mining history of the town. The delineation of the Heritage Listed area of the town appears to have been formulated largely in response to Rose group and C&A development plans. It will NOT assist in restricting inappropriate development on the headland, around Moonee Beach or around Middle Camp.

The association is still reviewing the proposed Heritage Listing and the proposed SEPP and is seeking advice from planning experts. In the interim, it also appears that the environment protection zonings have been watered down; in particular, there is no prohibition on building in environmentally sensitive areas and instead a range of uses are permitted with consent.

The Department of Planning will shortly be also placing on exhibition the new proposal from Coal and Allied.

Representatives of the Association will be attending the Community Reference Group that the Department of Planning is holding on the 11<sup>th</sup> August and we will hold our own Progress Association meeting on the 13<sup>th</sup> August. This will be attended by Bill Nethery from the Heritage Branch of the Department of Planning who will clarify the significance and ramifications of the proposed State Heritage Listing.

Shortly we will be sending out to you details and information on which you can base your own submissions. Two submissions have been called for: one is in relation to the proposed State Heritage Listing and the other relates to the proposed SEPP. These must be received by the Heritage Council and the Department of Planning respectively by the 25<sup>th</sup> August 2010.

**WE ARE IN THE FINAL FIGHT AND WE CANNOT LET THE WORK OF MANY YEARS FAIL.  
EVERYONE CAN HELP BY ONCE AGAIN PUTTING IN SUBMISSIONS**